

146.0

0003

0002.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

778,200 / 778,200

USE VALUE:

778,200 / 778,200

ASSESSED:

778,200 / 778,200


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		HILLCREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CALDWELL STEPHEN H
Owner 2:	THEOHARIDES KATHLEEN
Owner 3:	

Street 1: 15 HILLCREST ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: JOHNSON FRANCES A/ESTATE -

Owner 2: -

Street 1: 19 GREENHILL RD

Twn/City: HARVARD

St/Prov: MA Cntry:

Postal: 01451

NARRATIVE DESCRIPTION

This parcel contains 10,076 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1936, having primarily Wood Shingle Exterior and 1440 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10076		Sq. Ft.	Site		0	70.	0.72	6									505,595						505,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10076.000	272,600		505,600	778,200		95881
							GIS Ref
							GIS Ref
							Insp Date
							04/24/18

Residential

CARD

ARLINGTON

 APPRAISED:
 USE VALUE:
 ASSESSED:

 778,200 / 778,200
 778,200 / 778,200
 778,200 / 778,200

!111418!

USER DEFINED

Prior Id # 1:	95881
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/11/20	01:35:30
LAST REV Date	Time
04/09/19	12:25:58
jorourke	
111418	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	272,700	0	10,076.	505,600	778,300	778,300	Year End Roll	12/18/2019
2019	101	FV	212,200	0	10,076.	498,400	710,600	710,600	Year End Roll	1/3/2019
2018	101	FV	208,700	0	10,076.	382,800	591,500	591,500	Year End Roll	12/20/2017
2017	101	FV	208,700	0	10,076.	361,100	569,800	569,800	Year End Roll	1/3/2017
2016	101	FV	208,700	0	10,076.	332,200	540,900	540,900	Year End	1/4/2016
2015	101	FV	203,500	0	10,076.	310,600	514,100	514,100	Year End Roll	12/11/2014
2014	101	FV	203,500	0	10,076.	286,000	489,500	489,500	Year End Roll	12/16/2013
2013	101	FV	203,500	0	10,076.	286,000	489,500	489,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON FRANCES	71642-417		9/20/2018	Estate/Div	776,000	No	No		
	18489-215		8/1/1987		80,000	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/4/2009	1102	Redo Kit	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2019	SQ Returned	JO	Jenny O
4/24/2018	MEAS&NOTICE	BS	Barbara S
3/7/2018	Mail Update	EMK	Ellen K
3/14/2009	Inspected	345	PATRIOT
4/4/2000	Measured	163	PATRIOT
2/12/2000	Inspected	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

